

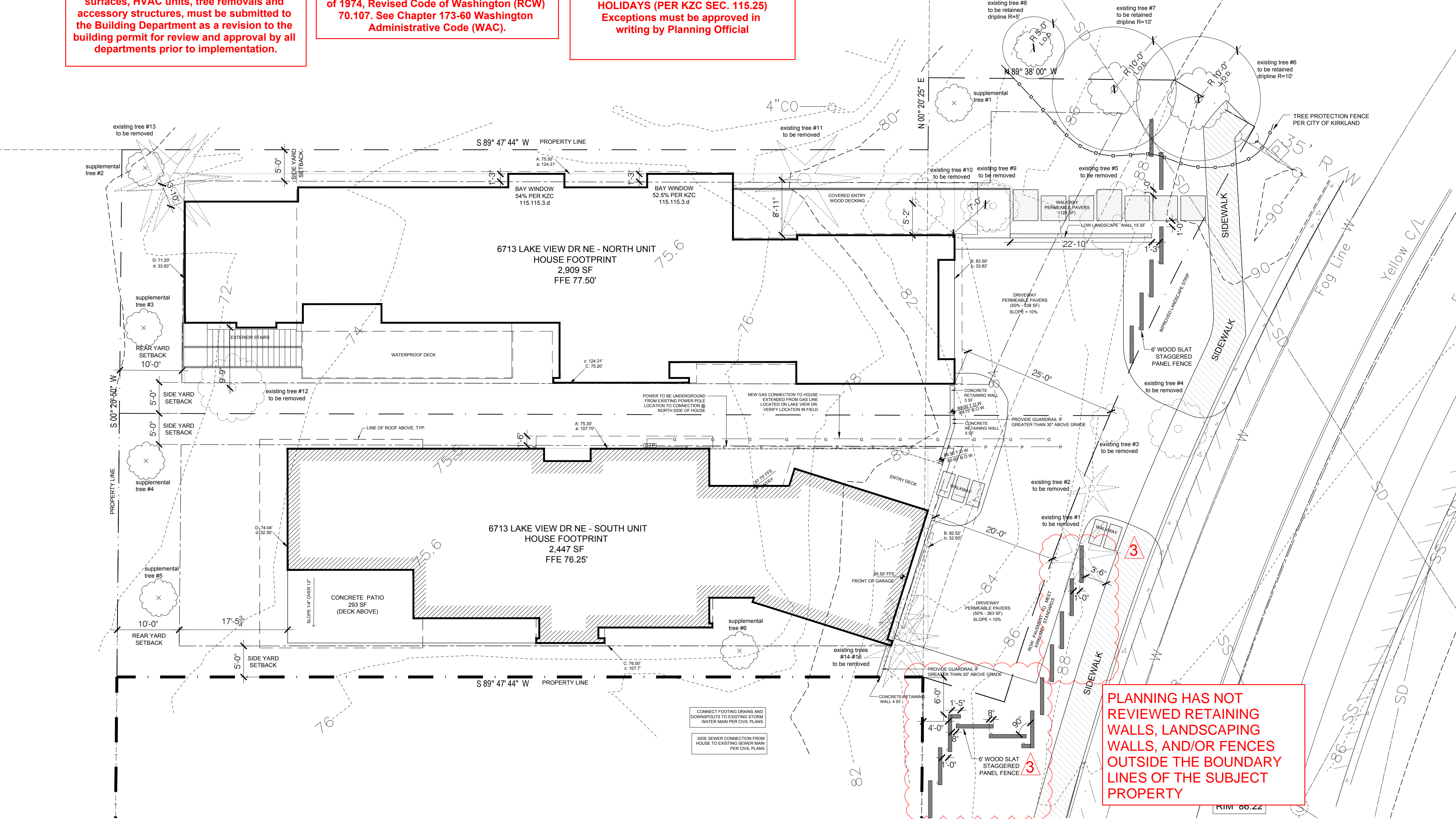
MUST REMAIN ON JOB SITE

City of Kirkland
Reviewed by R Braun
06/09/2016

PCD APPROVED SITE PLAN
Any proposed changes to the approved site plan, such as but not limited to added hard surfaces, HVAC units, tree removals and accessory structures, must be submitted to the Building Department as a revision to the building permit for review and approval by all departments prior to implementation.

All mechanical units shall comply with the maximum environmental noise levels established pursuant to the Noise Control Act of 1974, Revised Code of Washington (RCW) 70.107. See Chapter 173-60 Washington Administrative Code (WAC).

NOTICE
HOURS OF WORK: 7AM TO 8PM MON-FRI 9AM TO 6PM SAT. NO WORK SUNDAYS & HOLIDAYS (PER KZC SEC. 115.25)
Exceptions must be approved in writing by Planning Official



6713 LAKEVIEW DR. NE (SOUTH)

TREE PROTECTION GUIDELINES

All remaining trees are to have a tree protection zone (TPZ) established before commencement of any construction or delivery activities. The following guidelines are to be observed and practiced during all construction activities.

- Access is to be restricted into TPZ's with readily visible temporary tree fencing along the LOD which completely surrounds the protected areas of retained trees. Fences shall be constructed of chain link and be at least 4 ft tall, constructed using pier block, and major roads should be avoided while staking.
- Highly visible signs spaced no further than 15 feet shall be placed along sides of the TPZ fencing.
- Construction materials or supplies, soil, debris, vehicles, and equipment are not to be parked or stored within TPZ.
- TPZ fences must be inspected prior to the beginning of any construction activities.
- Assess crew and contractor penalties, if necessary, to keep the TPZ's intact.
- Check the integrity of TPZ fences weekly, and repair or replace as needed.
- Wood chips should be used if possible to spread above root zones within the TPZ's to a depth of 6-8 inches for temporary protection.
- Cement trucks must not deposit waste or rinse out trucks in the TPZ.
- Avoid grade changes or trenching within or near the TPZ. If it is unavoidable, then follow the guidelines below.
- TPZ's may only be moved or accessed with permission from City Officials, and any work done within TPZ's must be done with a certified arborist present.
- If roots need to be pruned, they should be cut with pruning saws, made flush with the side of the trench.
- Trees should be watered twice a week if construction is to take place during hot summer months. If excavation occurs within the driplines of trees scheduled for retention, the following procedures must be followed to protect them:
- The contractor shall verify the vertical and horizontal location of existing utilities to avoid conflicts and maintain minimum clearances; adjustment shall be made to the grade of the new utility as required.
- The inner root zone shall not be disturbed or cut (inner root zone = half the drip line radius).
- ISA Certified arborist must work with equipment operators during trenching/ excavation. The Arborist should have a shovel, hand pruners, loppers, handsaw, and a sawsall.
- If roots one inch or larger are damaged by equipment, the Arborist shall stop the equipment and have the dirt excavated by hand until the root

can be cleanly cut. A clean straight cut shall be made to remove the damaged portion of root, and if possible the roots should be covered in moist burlap until recovered with dirt the same day.

- Boring or tunneling under roots of existing trees is a viable alternative to trenching through roots. It shall be performed under the supervision of an ISA Certified Arborist, and no roots 1 inch in diameter or larger shall be cut.
- The grade shall not be elevated or reduced within the critical root zone of trees to be preserved without the Planning Official's authorization based on recommendations from a qualified professional. The Planning Official may allow coverage of up to one half of the area of the tree's critical root zone with light soils (no clay) to the minimum depth necessary to carry out grading or landscaping plans, if it will not imperil the survival of the tree. Aeration devices may be required to ensure the tree's survival.

ENERGY CODE COMPLIANCE

CODE INFORMATION

ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THIS DESIGN FOR CITY OF KIRKLAND.

- 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2012 INTERNATIONAL MECHANICAL CODE (IMC)
- 2012 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2012 INTERNATIONAL FIRE CODE (IFC)
- 2012 WASHINGTON STATE ENERGY CODE, WAC 51-11R (WSEC)
- 2012 UNIFORM PLUMBING CODE (UPC)
- 2009 WASHINGTON CITIES ELECTRICAL CODE (parts 1 & 3 AS PUBLISHED BY WABO) (JUNE EDITION)
- 2012 NATIONAL FUEL GAS CODE (NFGC) NFPA 54, WAC

ENERGY CODE COMPLIANCE

PER 2012 WSEC RESIDENTIAL PROVISIONS
GENERAL PRESCRIPTIVE METHOD SEE SHEET A0.1 & A5.0
HEAT SOURCE SYSTEM: GAS FIRED BOILER
ENERGY CREDITS TABLE R406.2: OPTIONS 4 & 5a
FOR 1.5 credits CHAPTER 51-11R WAC

LOT COVERAGE CALCULATION			
NORTH UNIT			
FUTURE LOT SIZE	7,792	SF	
LOT COVERAGE % ZONE RM 3.6 = 60%	4,675	SF	
HOUSE FOOTPRINT	2,909	SF	
ROOF OVERHANGS >18"	153	SF	
DRIVEWAY (50%)	338	SF	
WALKWAY - PAVERS	120	SF	
ENTRY - COVERED	339	SF	
ENTRY - UNCOVERED	16	SF	
EXTERIOR STAIRS (50%)	60	SF	
BAR GRATING (50%)	43	SF	
RETAINING/LANDSCAPE WALLS	62	SF	
EXEMPT AREA	441	SF	
ALLOWED 10% EXEMPTION	779	SF	
TOTAL	4,040	SF	
%	51.85%		
SOUTH UNIT			
FUTURE LOT SIZE	6,451	SF	
LOT COVERAGE % ZONE RM 3.6 = 60%	3,871	SF	
HOUSE FOOTPRINT	2,447	SF	
ROOF OVERHANGS >18"	540	SF	
DRIVEWAY (@50%)	363	SF	
ENTRY DECK UNCOVERED	25	SF	
WALKWAY	32	SF	
PATIO	289	SF	
RETAINING WALLS	9	SF	
EXEMPT AREA	363	SF	
ALLOWED 10% EXEMPTION	645	SF	
TOTAL	3,705	SF	
%	57.43%		

PROJECT INFO

CONTRACTOR: DWELL DEVELOPMENT NORTHWEST
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4501 RAINIER AVENUE SOUTH
SEATTLE, WA 98118
PHONE: 206-683-7595
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emily@mediciarchitects.com

STRUCTURAL ENGINEER: CARISSA FARKAS, PE, LEED AP
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PHONE: 206-683-3197
carissa@cfarkasstructural.com

CIVIL ENGINEER: BLUELINE
BRETT PUDISTS, PE
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
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bpudists@thebluegroup.com

PROJECT DESCRIPTION:
DEMO EXISTING HOME AND
BUILD NEW SINGLE FAMILY RESIDENCE

PARCEL & ZONING INFORMATION

JURISDICTION: CITY OF KIRKLAND

ZONING: RM 3.6

USE: .020

PARCEL ASSESSOR'S #: 415180-0005

LEGAL DESCRIPTION:

PORTION BLK 1 LAKEVIEW TERRACE LYING SOUTHERLY OF LINE PARALLEL WITH & 183 FT SOUTH OF NORTH LINE SD PLAT; T&G FOLLOWING: BEGINNING AT SW CORNER GOVT LOT 4 STR 08-25-05 TH N 8-30-00 W 15.00 CHAINS TH NORTH 751 FT TO NW CORNER OF TRACT DEED TO FIRST CHURCH OF CHRIST OF PLEASANT BAY BY DEED RECORDED IN VOLUME 17 OF DEEDS PAGE 577 TH EAST 240 FT TO NE CORNER OF SD DEEDED TRACT TH SOUTH 100 FT TH EAST 263 FT M/L TO WEST LINE OF TRACT CONDEMNED BY UNITED STATES, JUDGMENT OF WHICH WAS RECORDED UNDER REC NO 3249472 TH NORTH ON SD WEST LINE 180 FT TO TPOB TH CONTG NORTH ON SD LINE 85 FT TH WEST 130 FT TH SOUTH PARALLEL WITH WEST LINE SD CONDEMNED TRACT 85 FT TH EAST 130 FT TO TPOB; T&G VACATED PORTION OF 102ND AVE NE EXTENSION AS VACATED BY CITY OF KIRKLAND ORD NO 3579 & RECORDED UNDER REC NO 9704100805

SET BACKS REQUIRED: FRONT YARD - 20'-0"
SIDE YARD - 5'-0" MIN., AVG 15'-0"
REAR YARD - 10'-0"
SET BACKS PROVIDED: FRONT - 20'-0"
SIDE YARDS - 5'-0"
REAR YARD - 10'-0"

BUILDING CLASSIFICATION

- A. OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENCE
B. TYPE OF CONSTRUCTION:
1. AUTOMATIC SPRINKLERS PROVIDED YES X NO
SPRINKLER SYSTEM TO BE A FLOW THRU SYSTEM
2. TYPE OF CONSTRUCTION: TYPE V.B

GROSS AREA

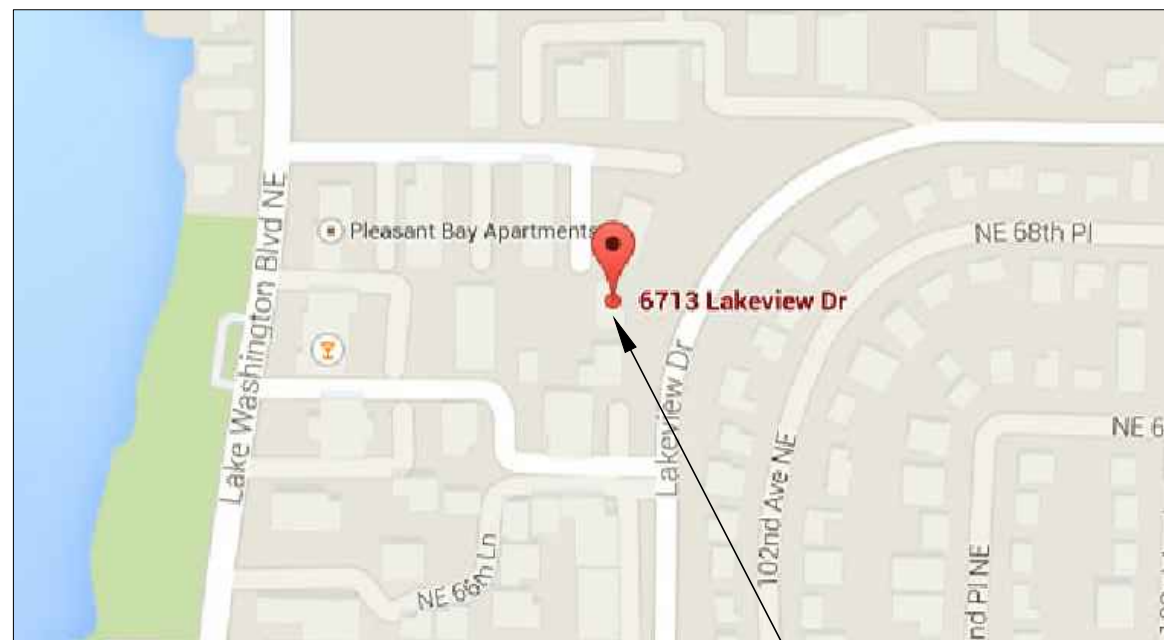
NO SPECIAL FAR REGULATION ON MULTIFAMILY ZONE RM 3.6

GARAGE FLOOR AREA	441.0 SF
UPPER FLOOR GROSS FLOOR AREA	1,791.5 SF
LOWER FLOOR GROSS FLOOR AREA	1,643.0 SF
TOTAL GROSS FLOOR AREA:	3,875.5 SF

FIRE AREA CALCULATION

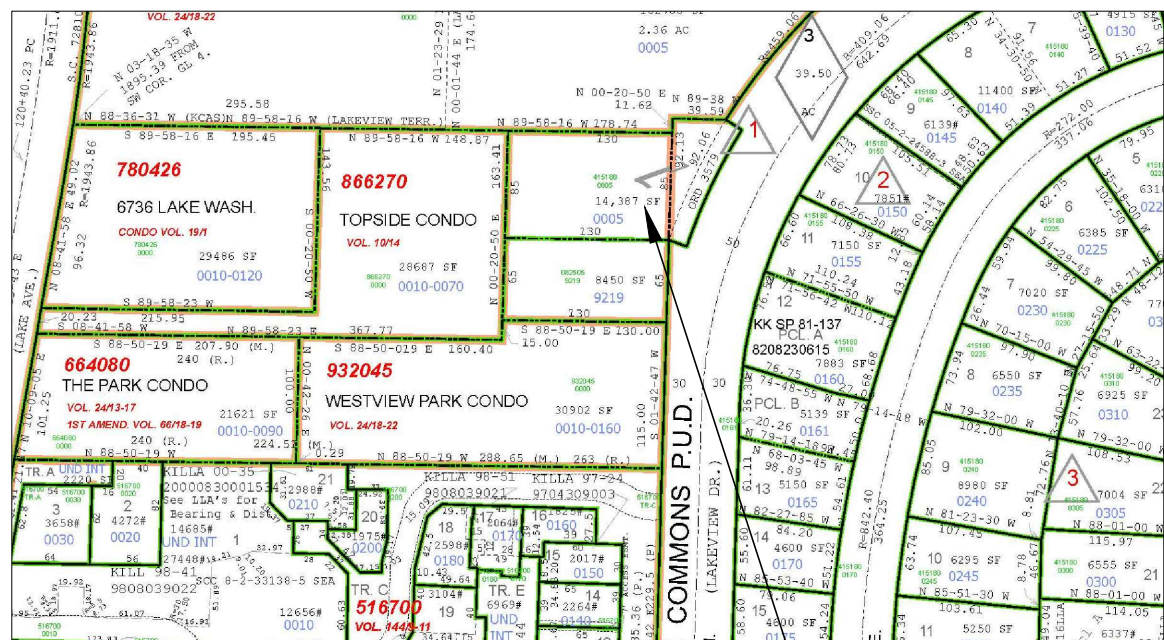
LIVING AREA AND GARAGE	3,875.5 SF
COVERED PORTION OF ENTRY DECK	235.0 SF
COVERED DECK	298.0 SF
COVERED PATIO	320.0 SF
OUTDOOR STORAGE	125.5 SF
TOTAL FIRE AREA	4,854.0 SF

AVERAGE BUILDING ELEVATION CALC			
MIDPOINT	WALL LENGTH	PRODUCT	
A 75.3	a 107.7		8109.81
B 82.52	b 32.5		2681.9
C 76	c 107.7		8185.2
D 74.04	d 32.5		2406.3
TOTAL	280.4		21383.21
AVERAGE BUILDING ELEVATION:			
MAX HEIGHT ALLOWED		+	30
MAX ELEVATION			106.26
PROPOSED TOP OF ROOF		=	105.44
AMOUNT BELOW MAX		=	0.82



VICINITY MAP

SCALE: NTS



QT SECTION MAP

SCALE: NTS

ARCHITECTURAL SHEET INDEX

A0.0	COVER SHEET
A0.1	GENERAL NOTES
A0.2	SCHEDULES
A0.3	GREEN CHECKLIST
A1.0	FOUNDATION PLAN
A2.0	FLOOR PLAN
A3.0	ROOF PLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A5.0	SECTION
A6.0	DETAILS
A6.1	DETAILS

STRUCTURAL SHEET INDEX

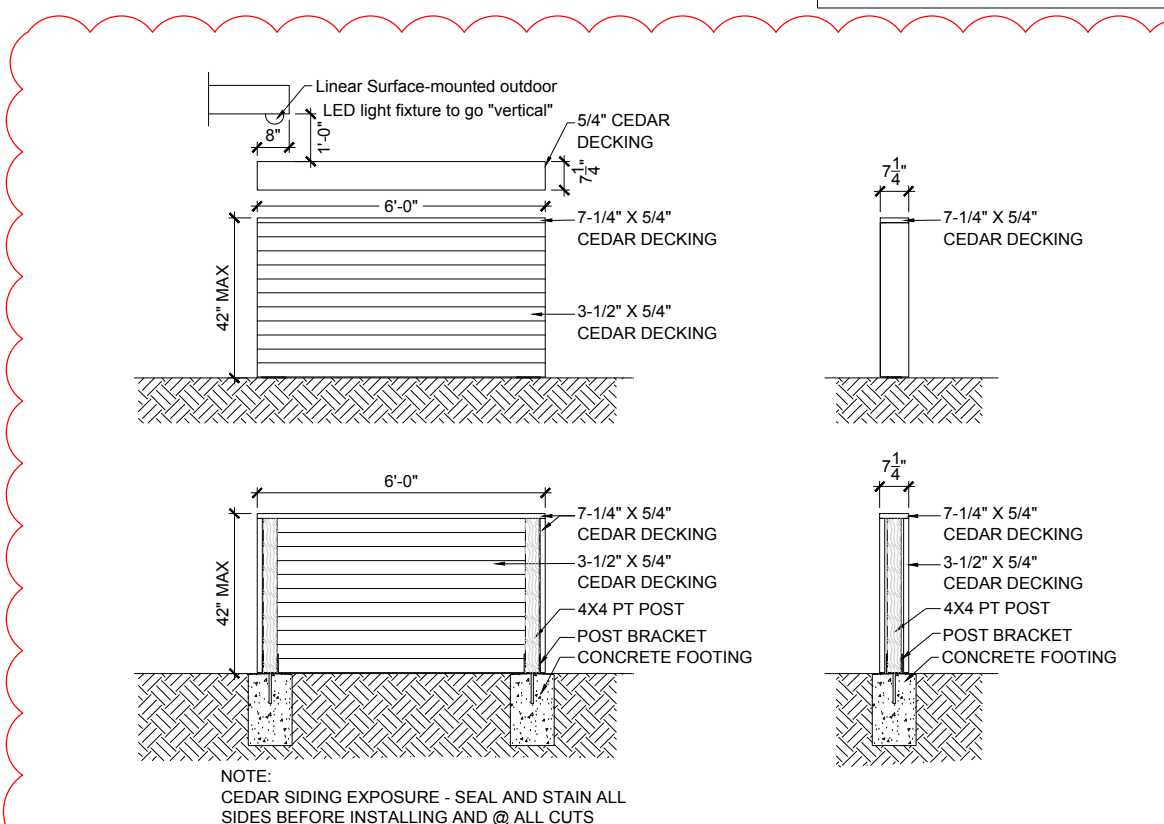
S1.0	GENERAL STRUCTURAL NOTES
S2.0	FOUNDATION PLAN
S2.1	UPPER FLOOR FRAMING PLAN
S2.2	ROOF FRAMING PLAN
S3.0	CONCRETE DETAILS
S3.1	CONCRETE DETAILS
S4.0	FRAMING DETAILS
S4.1	FRAMING DETAILS
S4.2	FRAMING DETAILS
S4.3	FRAMING DETAILS

CIVIL SHEET INDEX

SP-01	GRADING, TESC & UTILITY PLAN
GP-01	GRADING PLAN
TP-01	DEMO AND TESC PLAN
TD-01	TESC NOTES & DETAILS
DT-01	DETAILS AND NOTES
DT-02	DETAILS AND NOTES
DT-03	DETAILS AND NOTES
DT-04	DETAILS AND NOTES

SURVEY
TOPOGRAPHIC SURVEY INCLUDED

CALL 48 HOURS
BEFORE YOU DIG
811 OR 1-800-424-555

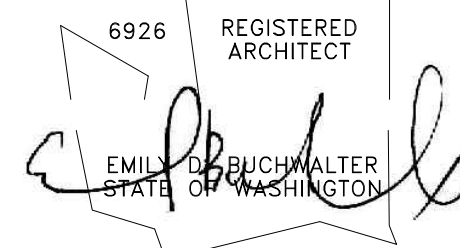


MEDICI ARCHITECTS

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11661 SE 1ST ST., STE 200
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Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:



INTAKE:	DATE:
REVISIONS:	DATE:
1. CITY CORRECTIONS CYCLE 1	02/17/2015
2. FIELD REVISION	03/17/2016
3. FIELD REVISION	05/24/2016
4.	
5.	

PROJECT / CLIENT:

6713 LAKEVIEW DR. NE (SOUTH)
DWELL NW

JOB ADDRESS:

6713 LAKEVIEW DR. NE
KIRKLAND, WA 98033
PARCEL # 415180-0005

DRAWING NAME:

COVER SHEET & SITE PLAN

Drawn By: SDT, TL
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: 2014 103

DATE: 05-24-16

PLOT SCALE: 1:1

A0.0